

city of edmonds development information



Fire Damage Permit Submittal Requirements

PERMIT REQUIRED:	A permit is required for the repair or remodeling of fire damaged structures.
DEFINITIONS:	<p><u>Repair means:</u> Removal and replacement in kind of sheetrock, exterior plywood, siding, and insulation. Plans are typically not required where the scope of repairs is minor, and the permit may be issued over the permit counter. All work is subject to field inspections by the City Building Inspector. Required inspections will be determined at permit issuance.</p> <p><u>Remodeling means:</u> Installing new or reconstructing walls within the existing structure, whether bearing or non-bearing; replacing structural members such as beams, columns or roof framing members. Plans are required and the City must review prior to permit issuance. (See Handout #B61 for remodeling)</p>
NON-CONFORMING STRUCTURES & THE ZONING CODE	<p>When the cost of repair or restoration exceeds 75% of the current assessed building value, the entire structure must comply with the current zoning code for setbacks, lot coverage, height, etc. Assessed value of the building is determined by the Building Official based on floor area, or a current appraisal of the building.</p> <ul style="list-style-type: none">• Floor area method: A dimensioned floor plan must be submitted with floor areas noted for the dwelling and the garage. Current valuation costs will be applied as established by the Building Official.• Appraisal method: The appraisal document shall not be older than six months from the date of permit application and must be prepared by a State of Washington Certified General Appraiser. <p>The value of repairs is based on contractor's bid. The bid must be itemized and be accepted by the Building Official to accurately reflect the construction costs. Repairs to structures regardless of the extent of damage shall meet current building, fire and energy codes.</p>
CODES:	International Building & International Residential Code (Current Edition) Edmonds Community Development Code Chapter 17.40
FEE:	Based on a licensed contractor's bid.
PROCEDURES:	<ol style="list-style-type: none">1. Complete Permit Application Form A and submit at City Hall. Include contractor's bid itemized scope of work with plans (when required for remodeling as noted above).2. Apply for any required supplemental permits such as plumbing (See Handout #B55) and mechanical (See Handout #B51). Electrical permits are obtained from the Department of Labor & Industries in Everett (425-290-1309) or www.lni.wa.gov.

NOTE: THIS HANDOUT COVERS GENERAL INFORMATION ON A TYPICAL FIRE DAMAGED SINGLE FAMILY STRUCTURE. SPECIFIC INFORMATION PARTICULAR TO A PROJECT MUST BE DISCUSSED WITH THE BUILDING OFFICIAL. THE PURPOSE OF THIS HANDOUT IS TO ASSIST THE PUBLIC IN COMPLYING WITH DETAILED PERMIT SUBMITTAL REQUIREMENTS. IT IS NOT A COMPLETE LIST OF PERMIT OR CODE REQUIREMENTS AND SHOULD NOT BE USED AS A SUBSTITUTE FOR APPLICABLE LAWS AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGN PROFESSIONAL TO REVIEW THE SUBMITTAL FOR COMPLETENESS AND APPLICABILITY TO OTHER CODES.